



City of Portland, Oregon - Bureau of Development Services

1900 SW Fourth Avenue • Portland, Oregon 97201 • 503-823-7526 • www.portlandoregon.gov/bds



Early Assistance Application

File Number: 14-172555EA

Appt Date/Time _____

Qtr Sec Map(s) 2932 Zoning EXd

Plan District none

Neighborhood Kerns

District Coalition SEVN

Business Assoc East Burnside

Neighborhood within 400/1000 ft none/none

FOR INTAKE, STAFF USE ONLY

Date Rec 6/20/14 by [Signature]

LU Reviews Expected DZ Type III

Required Optional

[Y] Unincorporated MC

[Y] Flood Hazard Area (LD & PD only)

[Y] Potential Landslide Hazard Area (LD & PD only)

APPLICANT: Complete all sections below that apply to the proposal. Please print legibly.

Development Site Address 518 NE 20th Ave Cross Street NE Glisan Site Size/Area 36,583 SF

Tax account number(s) R 278364 R M357888 Adjacent property in same ownership R _____

R 278362 R 278365 R _____

Project Description - include proposed stormwater disposal methods

6 story market rate apartments with 220 units and below grade parking on full block site.

Design Review (New development: give project valuation. Renovation: give exterior alteration value) \$ 20,000,000

Early Assistance Type	City Reviewers	Meeting & written notes provided	No meeting, written notes provided
<input type="checkbox"/> Pre-application Conference required for Type III and IV land use reviews	BDS Land Use Services, Transportation, Environmental Services, Water, others as needed	\$4,114	
<input checked="" type="checkbox"/> Design Commission Advice Request presentation at Design Commission	BDS Land Use Services, Design Commission	\$2,520	
<input type="checkbox"/> Early Assistance - Zoning and Infrastructure Bureaus	BDS Land Use Services, Transportation, Environmental Services, Water	<input type="checkbox"/> \$1,462	<input type="checkbox"/> \$1,050
<input type="checkbox"/> Early Assistance - Zoning Only	BDS Land Use Services	<input type="checkbox"/> \$500	<input type="checkbox"/> \$400
<input type="checkbox"/> Pre-Permit Zoning Plan Check	BDS Land Use Services		\$200
<input type="checkbox"/> 1-2 housing units			\$450
<input type="checkbox"/> All other development			\$150
<input type="checkbox"/> Public Works Inquiry for 1-2 housing units No land use review or property line adjustment expected	Transportation, Environmental Services, Water		

Note: Public notice (email and internet posting) provided for Pre-application conferences and Design Commission Advice Requests.

Applicant Information

PRIMARY CONTACT, check all that apply Applicant Owner Other _____

Name Kurt Schuitz Company SERA Design LLC

Mailing Address 338 NW 5th Ave

City Portland State OR Zip Code 97209

Day Phone 503 445 7312 FAX 503 445 7395 email Kurts@serapdx.com

Check all that apply Applicant Owner Other _____

Name Jeff Taylor Company Scanlan Kemper Bard Companies

Mailing Address 810 NW Marshall

City Portland State OR Zip Code 97209

Day Phone 503 552 3526 FAX 503 220 8726 email jtaylor@skbcos.com

Check all that apply Applicant Owner Other _____

Name _____ Company _____

Mailing Address _____

City _____ State _____ Zip Code _____

Day Phone _____ FAX _____ email _____

Submit the following:

- Fee
- Two site plans, to scale, (8.5x11 inches) showing: 1) existing and proposed development; 2) existing and proposed water, sewer and stormwater connections and facilities; 3) lot dimensions, north arrow and ground elevation
- Building elevations
- Additional two site plans, to scale, 11x17 inches or larger in size

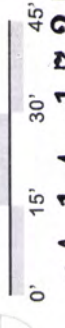
List questions to be discussed.

Following a pre-application conference, the summary report with web links to forms and handouts will be e-mailed to you. If you prefer to receive paper copies, please check this box.

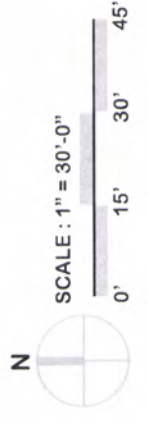
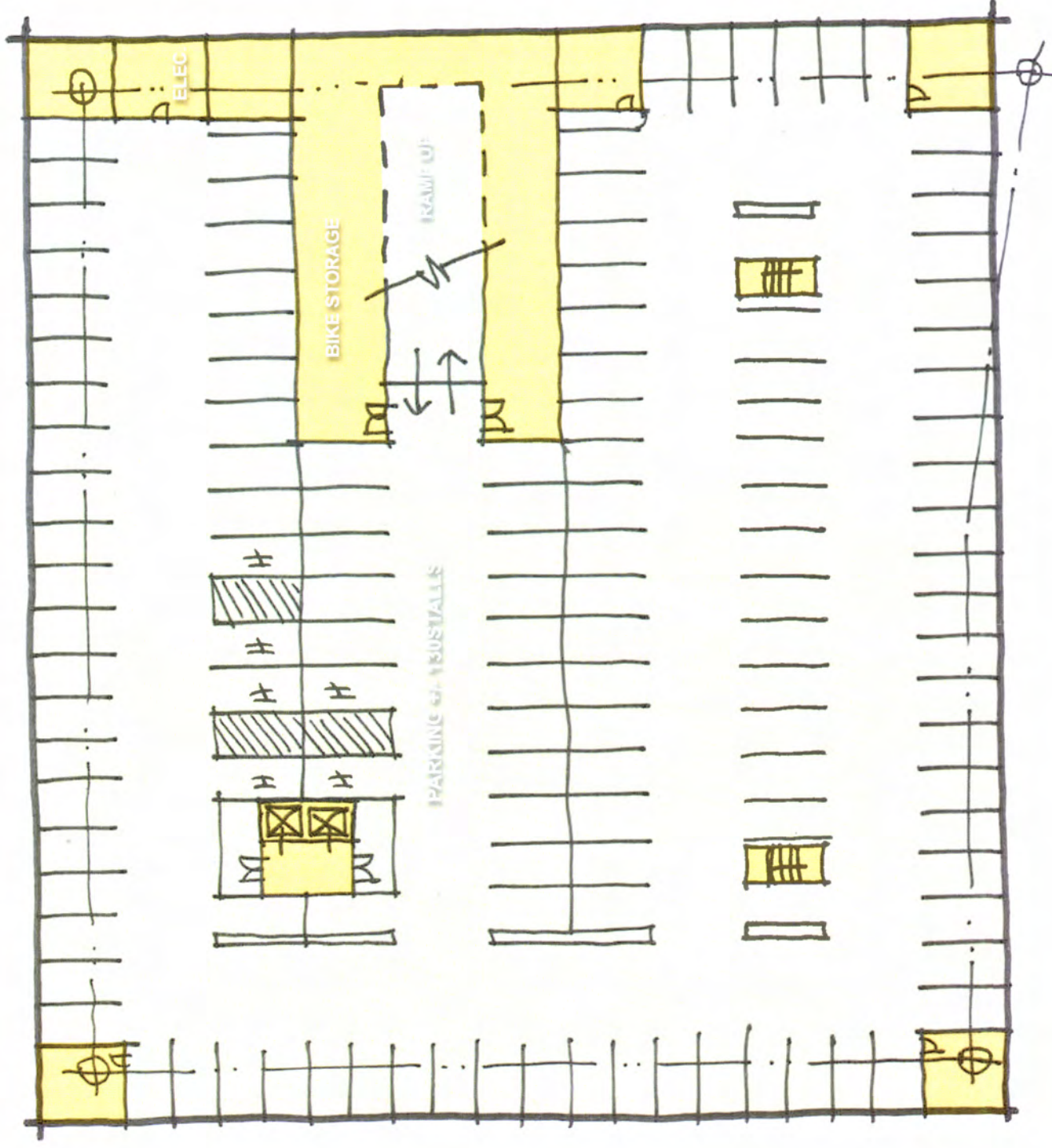


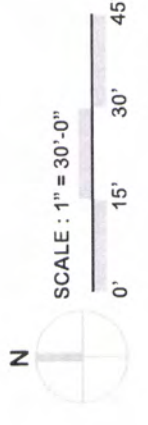
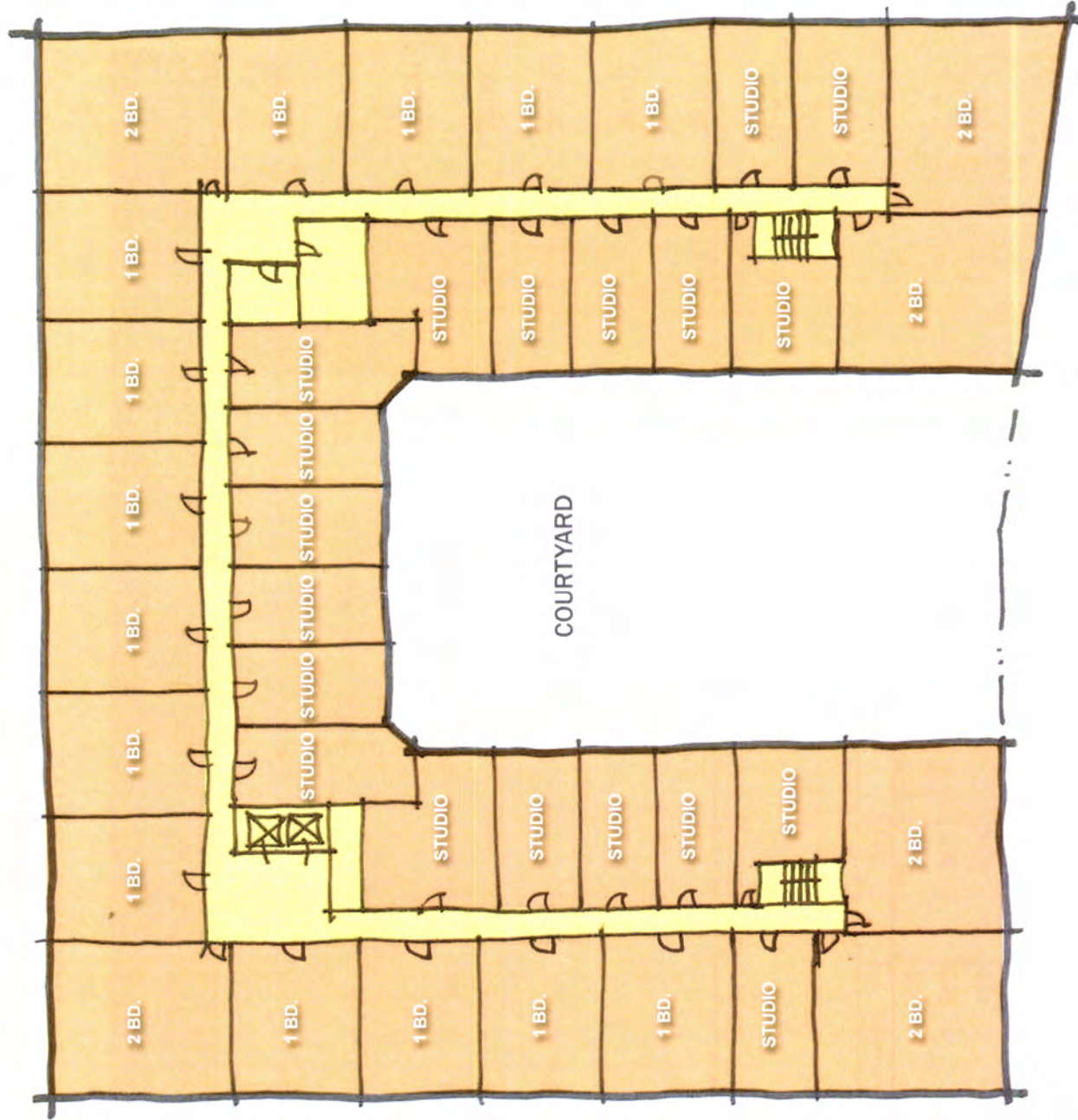
LEVEL 1

SCALE: 1" = 30'-0"



EA 14-172555 DR





JANTZEN APARTMENTS PROJECT DATA

LEVEL	FLOOR	Parking	Retail	Amenity Space	Common Area	Rentable Area	Total GSF	FAR	Parking Stalls	Unit Count	Average unit size
P1 -	Basement	44,000					44,000		130		
1 -	Ground		4,000	1,800	7,570	14,630	28,000	28,000		24	610
2 -	2nd Floor				4,000	24,000	28,000	28,000		39	615
3 -	3rd Floor				4,000	24,000	28,000	28,000		39	615
4 -	4th Floor				4,000	24,000	28,000	28,000		39	615
5 -	5th Floor				4,000	24,000	28,000	28,000		39	615
6 -	6th Floor				4,000	24,000	28,000	28,000		39	615
TOTAL SQUARE FEET		44,000	4,000	1,800	27,570	134,630	212,000	168,000	130	219	615

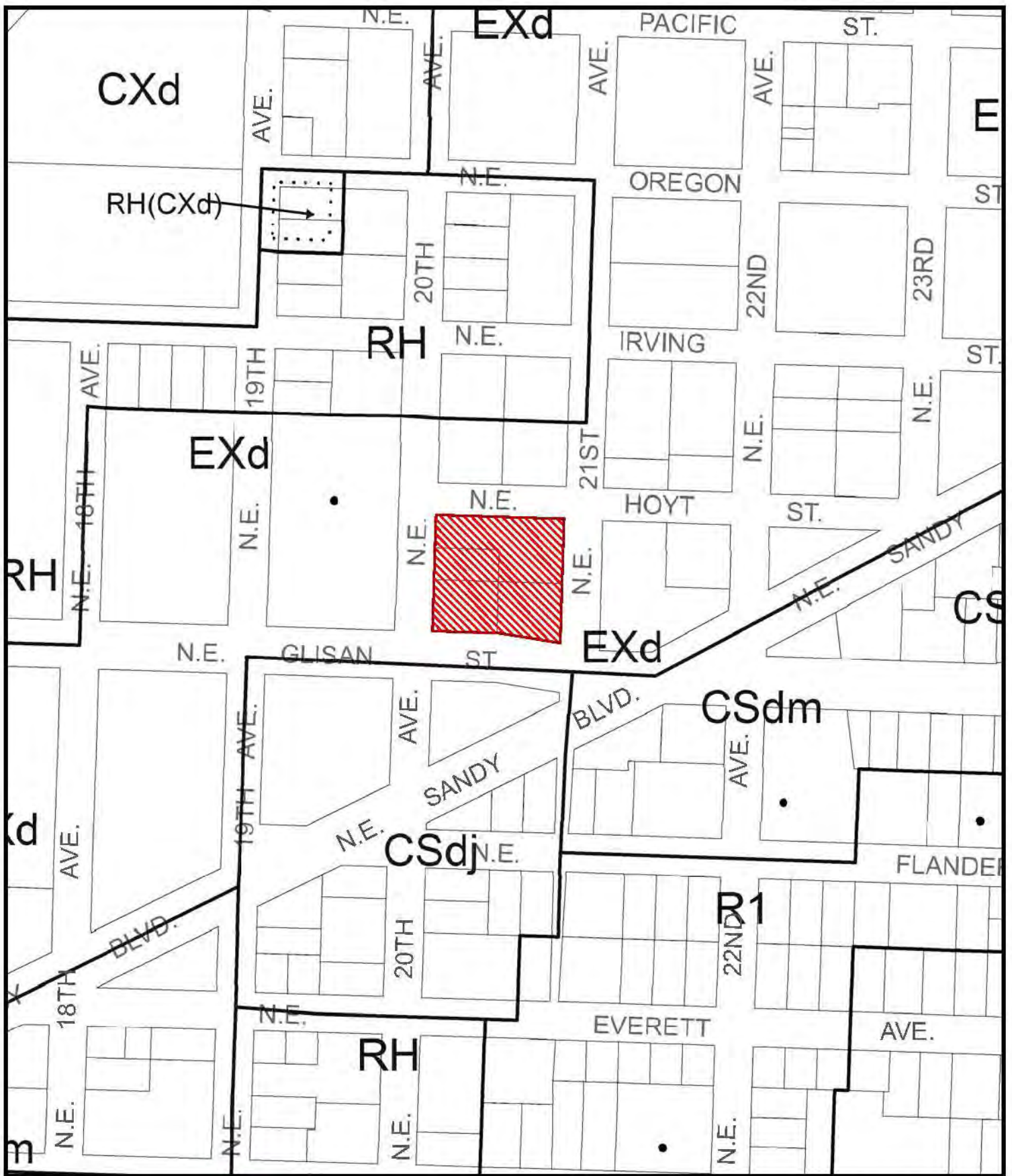
rentable area

Base FAR
109,500
0.59
per unit

Unit Count	Program	Mix	NSF
2 BR	950	14%	29450
1 BR	660	38%	54780
STUDIO	480	48%	50400
Total	219		134,630



SOUTH ELEVATION



ZONING



Site



Historic Landmark

File No. EA 14-172555 DAR

1/4 Section 2932

Scale 1 inch = 200 feet

State_Id 1N1E35AD 9000



NORTH

(June 23, 2014)